

42-19

# 04266

WARRANTY DEED  
Statutory Short Form

I, Carolyn H. Huff, f/k/a Carolyn H. Samuel of Durham, Durham County, State of North Carolina, for consideration paid, grant to Alton C. Stevens and Pamela A. Stevens of Winslow, Kennebec County, State of Maine, and whose mailing address is 12 Jim Street, Winslow, Maine 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

013417

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

COMMENCING at an iron pin in the northerly line of Cherry Hill Drive at the southwest corner of Lot No. 49 as revised in deed to Walter W. Zukowski dated July 25, 1956 on the westerly side of Cherry Hill Drive; thence westerly along and in the northerly line of Cherry Hill Drive a distance of one hundred nine and seventy-five one hundredths (109.75) feet to another iron pin; thence turning and running northerly a distance of one hundred sixty-four and fifty-four one hundredths (164.54) feet to another iron pin; thence turning and running easterly at an angle of eighty-eight degrees and forty-eight minutes (88° 48') a distance of one hundred thirty-five (135) feet to an iron pin; thence turning and running southerly at an angle of eighty-two degrees and thirty-nine minutes (82° 39') a distance of one hundred sixty-six and thirty-five one hundredths (166.35) feet to the point of beginning. The master plan of Cherry Hill recorded in Book 17, Pages 34 and 35 is revised and the lot above described is to be taken as one building lot as all other lots in said development.

TRANSFER  
TAX  
PAID

THE above described parcel of land is conveyed subject to certain restrictions and covenants numbered (1) to (4), both inclusive, as recited in a deed from Robert J. Carey to Henry Holland, dated May 7, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1079, Page 129, also an easement granted by Robert J. Carey to Henry Holland as described in an instrument of August 20, 1968 and recorded in said Registry in Book 1553, Page 857.

EXCEPTING and reserving the easement and rights contained in the deed of Henry Holland to Walter H. Zinkowski, et al, dated January 7, 1971 and recorded in the Kennebec County Registry of Deeds in Book 1540, Page 216, but conveying the restrictions and covenants of the grantees, their heirs and assigns, in said deed.

BEING all and the same premises acquired by Carolyn H. Samuel, a/k/a Carolyn H. Huff by Warranty Deed from L. Dean Samuel dated March 6, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3306, Page 124.

WITNESS my hand and seal this 1st day of August, 1994.

Signed, Sealed and Delivered  
in the presence of:

SSA

Carolyn H. Huff  
Carolyn H. Huff, f/k/a  
Carolyn H. Samuel

STATE OF Maine  
COUNTY OF Kennebec

Dated: August 1, 1994

Then personally appeared the above named Carolyn H. Huff, f/k/a Carolyn H. Samuel and acknowledged the foregoing instrument to be her free act and deed.

Before me,

SSA  
Notary Public

Print Name

SEAL

Stephen F. Dubord  
Notary Public Attorney At Law  
My Commission Expires  
September 4, 1994

RECEIVED KENNEBEC SS.

31 AUG -4 AM 9:00

ATTEST: James R. P. P.  
REGISTER OF DEEDS